

**June 29, 2017
3:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Russ Hoff, Scott Decker, Sue Larsen, Klayton Oltmanns and Duane Grundhouser were present, and absent were Jay Elkin, Daneen Dressler, Kurt Froelich and Byron Richard. Also present were County Planner Steve Josephson and Nicole Roberts of the Auditor's office.

Duane Grundhouser moved to approve the minutes from the June 1, 2017 meeting. Klayton Oltmanns seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Gary Hondl. The request is for a zoning change Agriculture to Rural Residential on a property located at 11325 44th Street SW located in the SE ¼ of Section 7, Township 138, Range 96 containing approximately 13.90 acres.

Chairman Hoff asked for anyone to speak either for or against the zoning change from Agriculture to Rural Residential. Chairman Hoff closed the public hearing.

Staff recommended approval of the proposed rezoning based upon the following finding:

- The proposed rezoning is consistent with the development pattern in the vicinity; and
- The request is consistent with the following objectives of the Stark County Comprehensive Plan:
 - LAND USE-Strive to protect the agricultural integrity of rural areas; and
 - LAND USE-Avoid conflicts between land uses.

Scott Decker moved to recommend to the Stark County Board of Commissioners the approval for the zoning change from Agriculture to Rural Residential on a property located at 11325 44th Street SW located in the SE ¼ of Section 7, Township 138, Range 96 containing approximately 13.90 acres, following staff recommendations for Gary Hondl.

Klayton Oltmanns seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request on the proposed amendment to update Article V of the Stark County Zoning Ordinance as adopted on October 2, 2012. The proposed amendment would create an Estate Residential Zoning District allowing for minimum lot sizes of two acres on properties within one mile of Highway 10 East Corridor from Lehigh Drive to 102nd Avenue SW. The ability to rezone properties to the Estate Residential Zoning District shall be restricted to properties located on a map maintained by Stark County. Properties eligible for the Estate Residential Zoning District shall be immediately adjacent to existing residentially-zoned communities consisting of lots less than five (5) acres in area.

Chairman Hoff asked anyone to speak either for or against the amendment to Article V of the Stark County Zoning Ordinance as adopted on October 2, 2012.

Chairman Hoff closed the public hearing.

Staff recommended approval of the proposed Estate Residential Zoning District based upon the following findings:

The proposed amendment is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE- Provide for proper growth management practices; and
- LAND USE-Avoid conflicts between land uses; and

The proposed amendment is consistent with the following implementation strategy of the Stark County Comprehensive Plan:

- GOVERNMENTAL- Stark County supports the periodic review of county codes and ordinances to ensure their current relevancy.
- LAND USE- Stark County supports the utilization of defined growth management sectors within the county for planning and decision-making purposes.

Sue Larsen moved to recommend to the Stark County Board of Commissioners the approval the proposed Estate Residential Zoning District. Duane Grundhouser seconded. Roll call vote. All voted Aye and the motion carried.

Klayton Oltmanns moved to adjourn. Scott Decker seconded.